



Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Drumkilbo Road, Meigle, PH12 8AD

Offers Over £220,000


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ESTATE & LETTING AGENTS

Buying with Next Home

12 Drumkilbo Road, Meigle, PH12 8AD

Many thanks for your interest with 12 Drumkilbo Road, Meigle, PH12 8AD.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Meigle is a welcoming village with a friendly atmosphere and a rich sense of history. It boasts a well-regarded primary school, local shop, café, and a variety of community groups, making it an ideal choice for families, retirees, and anyone seeking a quieter pace of life.

The village often hosts local events and gatherings, creating a warm and inclusive environment.

Despite its rural charm, Meigle enjoys excellent transport links. The nearby A94 offers easy road access to Blairgowrie (6 miles), Forfar (11 miles), and Dundee (17 miles), where a full range of shopping, leisure, and cultural facilities can be found. Dundee also provides rail connections and an airport with flights to London and beyond.

A short drive takes you to larger towns with supermarkets, medical centres, and secondary schools, while Meigle retains its traditional village character. Golfers will appreciate the proximity to several renowned courses, and the wider Perthshire and Angus countryside offers excellent opportunities for fishing, shooting, and exploring.



Property Summary

Next Home are delighted to bring to the market this immaculately presented three-bedroom semi-detached modern build, situated within the peaceful and sought-after village of Meigle, Perthshire.

Finished to a high standard throughout, this stylish home offers bright and modern accommodation across two levels, ideal for a range of buyers.

A particular highlight of the property is the superb open plan living space on the ground floor, creating a fantastic sociable environment for both everyday family living and entertaining.

The spacious lounge flows seamlessly into the contemporary fully fitted breakfasting kitchen, which offers ample space for dining and direct access to the rear garden.

A separate utility room and convenient WC complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefitting from a modern en-suite shower room, alongside a stylish family bathroom.

Externally, the property continues to impress. To the side, there is ample off-street parking provided by a long monobloc driveway. The fully enclosed rear garden is mainly laid to lawn for ease of maintenance and provides an excellent outdoor space for relaxing or entertaining



Key property features

- ✓ Ideal for first time buyers
- ✓ Immaculately presented
- ✓ Solar Panels
- ✓ Principal en-suite
- ✓ Open plan lounge/dining and kitchen
- ✓ Quiet area
- ✓ Close to Dundee & Perth
- ✓ Popular residential area
- ✓ NHBC
- ✓ Modern finishes throughout









Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

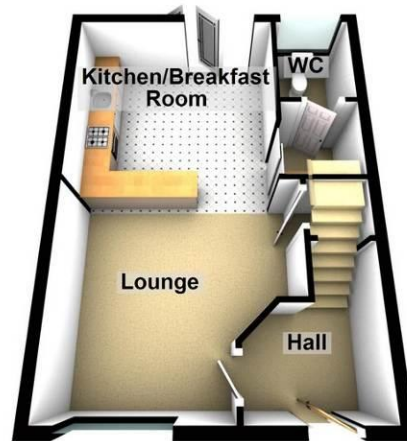


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Floorplans

Ground Floor



First Floor





Property Room Sizes

HALL

LOUNGE

15' 5" x 13' 4" (4.7m x 4.06m)

KITCHEN

12' 5" x 12' 5" (3.78m x 3.78m)

W/C

4' 1" x 6' 1" (1.24m x 1.85m)

UTILITY AREA

5' 9" x 4' 0" (1.75m x 1.22m)

BEDROOM

10' 1" x 8' 6" (3.07m x 2.59m)

ENSUITE

6' 9" x 4' 1" (2.06m x 1.24m)

BEDROOM

10' 7" x 9' 8" (3.23m x 2.95m)

BEDROOM

10' 5" x 9' 8" (3.18m x 2.95m)

BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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